

**WINDING CREEK ESTATES
HOMEOWNERS' ASSOCIATION**

P.O. Box 459
O'Fallon, IL 62269
618-624-4610
fax: 618-624-7020
e-mail address: cmg@apci.net

**WINDING CREEK ESTATES HOMEOWNERS ASSOCIATION
MINUTES ANNUAL MEETING
February 20, 2003**

The meeting was called to order by the president, Ken Popelas at 7:10 pm.

Carolyn Callahan introduced the Trustees and guest speakers.

The minutes from the December 3, 2002 Trustee meeting were read and approved.

The 2002 Income & Expense report was given; there was \$26,371.09 cash on hand as of November 30, 2002.

Carolyn reported that the white fence on Lincoln has been marked with blue tape to indicate where repairs are needed. She noted that volunteers may be needed to complete the work.

Ken reported on the status of current violations in the subdivision. He also informed owners to report violations to Cecil Management Group. Cecil Management Group will then notify the Trustees, who will then verify the violation and instruct Cecil Management as to how they want the situation handled.

Bob Cranor from Vantage reported that Winding Creek and the Enclave at Winding Creek will be sold out by the end of the year. He will then resign as Trustee. Bob also reported that additional grounds maintenance will be needed to maintain both sides of the creek; however, the Enclave at Winding Creek will be able to pick up more of the responsibility soon.

Bob also reported that traffic speed limit signs on Deer Creek will be put up once the city accepts the streets after development is complete. Alderman Jerry Albrecht explained that Deer Creek is a collector street and is designed to have higher speeds in order to get people from east to west and north to south. He also explained that there is a process to apply for stop signs which is state controlled.


Discussion regarding the landscaping company was held. Ken reported that LHS was awarded the contract again this year because they are realistically priced, dependable, and do good work.

Discussion was held about the overflow outlet at the retention pond. Owners feel the opening is still unsafe because a child could fit into the opening. The board requested that Cecil Management Group inspect the opening to determine if modifications can be made.

The election of a new trustee was held as Carolyn Callahan's term was ending. Dan Todtenhagen was elected by unanimous vote.

The board thanked Carolyn for all of her hard work over the last several years.

Respectfully submitted,


Dorcas E. Cecil, CPM
Managing Agent